- (1) That this mortgage shall secure the Mortgages for such further sums as may be advanced hereafter, at the option of the Mortgages for the payment of taxes, insurance premiums, public assessments, repairs or other purposes, pursuant to the covenants herein. This mortgage shall also secure the Mortgages for any further loans, advances, readvances or credits that may be made hereafter to the Mortgager by the Mortgage so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest as the same rate as the mortgage debt and shall be payable on demand of the Mortgages unless otherwise provided in writing.
- (2) That it will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagee against loss by fire and any other hazards specified by the Mortgagee, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgagee, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagee, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgage debt, whether due or not.
- (3) That it will keep all improvements now existing or hereafter erected in good repair, and, in the case of a construction loan, that it will continue construction until completion without interruption, and should it fail to do so, the Mortgagee may, at its option, enter upon said premises, make whatever repairs are necessary, including the completion of any construction work underway, and charge the expenses for such repairs or the completion of such construction to the mortgage debt.
- (4) That it will pay, when due, all taxes, public assessments, and other governmental or municipal charges, lines or impositions againt the mort-gaged premises. That it will comply with all governmental and municipal laws and regulations affecting the mortgaged premises.
- (5) That it hereby assigns all rents, issues and profits of the mortgaged premises from and after any default hereunder, and agrees that, should legal proceedings be instituted pursuant to this instrument, any judge having jurisdiction may, at Chambers or otherwise appoint a receiver of the mortgaged premises, with full authority to take possession of the mortgaged premises and collect the rents, issues and profits, including a reasonable rental to be fixed by the Court in the event said premises are occupied by the mortgagor and after deducting all charges and expenses attending such proceeding and the execution of its trust as receiver, shall apply the residue of the rents, issue and profits toward the payment of the debt secured hereby.
- (6) That if there is a default in any of the terms, conditions, or covenants of this mortgage, or of the note secured hereby, then, at the option of the Mortgage, all sums then owing by the Mortgager to the Mortgage shall become immediately due and payable, and this mortgage may be foreclosed. Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the Mortgagee become a party of any suit involving this mortgage or the title to the premises described herein, or should the debt secured hereby or any part thereof be placed in the hands of any attorney for collection by suit or otherwise, all costs and expenses incurred by the Mortgagee, and a reasonable attorney's fee, shall thereupon become due and payable immediately or on demand, at the option of the Mortgagee, as a part of the debt secured hereby, and may be recovered and collected hereunder.
- (7) That the Mortgagor shall hold and enjoy the premises above conveyed until there is a default under this mortgage or in the note secured hereby. It is the true meaning of this instrument that if the Mortgagor shall fully perform all the terms, conditions, and covenants of the mortgage, and of the note secured hereby, that then this mortgage shall be utterly null and void; otherwise to remain in full force and virtue.
- (8) That the covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, successors and assigns, of the parties hereto. Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the Mortgagor's hand and	seal this 15	day of May	<b>19</b> 69	
SIGNED, sealed and delivered in the	e presence of:			
E Philips		Adet	L Perry 14	(SEAL)
Slaunetta Sule	lens)			(SEAL)
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STATE OF SOUTH CAROLINA		PROBAT	ric de la companya de	
COUNTY OF Greenville	}	, A RODIN		
and a second sec	) 11	austernad witness and made	oath that (s)he, saw the with	in named mort.
gagor sign, seal and as its act and de witnessed the execution thereof.	ed deliver the within writt	en instrument and that (s)	he, with the other witness at	abscribed above
SWORN to before me this 15	day of May	19 69		1000
Motary Public for South Carolina.	(SEAL)	<u>E/J</u>	Willia !	
My Commission Expires -/- 7/	-			
STATE OF SOUTH CAROLINA		RENUNCIATION	of Dower	
COUNTY OF .		1,776	not married)	
I, a signed wife (wives) of the above na separately examined by me, did dec whomsoever, renounce, release and all her interest and estate, and all he leased.	med mortgagor (s) respect lare that she does freely, v	ublic, do hereby certify un ively, did this day appear b coluntarily, and without an a mortgage (a) and the mo	to all whom it may concern, before me, and each, upon bei ly compulsion, dread or fear gragge a(s') heirs or success	ng privately and of any person ors and assigns.
GIVEN under my hand and seal thi	8			
day of	19-			
	(SEA	L)		
Notary Public for South Carolina.		engalists.		
May 16 106		#271:86.		